

**UMP-14-02**  
**5-UNIT DETACHED LIVE/WORK UNITS**  
**752 AND 756 W. 19<sup>TH</sup> STREET**

**DEVELOPMENT CONCEPT**

The 0.27-acre site contains two parcels at the northwest corner of Wallace Avenue and W. 19<sup>th</sup> Street. The site is zoned C1 (Local Business District) and has a General Plan land use designation of General Commercial. The proposal includes 5 three-story detached live/work units; three facing directly on 19<sup>th</sup> Street. The site is abutting an apartment complex to the north and office/ commercial uses to the west. The front property lines are not consistent on the two parcels and the applicant has requested vacation of the unused portion of the public right-of-way along W. 19<sup>th</sup> Street that will be added to the overall site area. The proposed street setback on W. 19<sup>th</sup> Street is 12 feet (10 feet required) and 5 feet along Wallace Avenue (10 feet required).

**Traffic Evaluation**

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 5-unit project to existing conditions and General Plan conditions (full build out - commercial use). The preliminary projections indicate that the proposed development would generate fewer trips compared to the existing office/retail use and the potential General Plan (commercial use) build out pursuant to the General Plan land use designations. Given the limited number of units, the project will not be required to submit a traffic study but will be subject to traffic mitigation fees.

Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units – blended office/retail	5	6	8	71
Existing Uses 2,413 SF office/retail Specialty Retail	2,413 sq.ft.	17	12	107
General Plan Build Out (C1 Zoning – commercial use)	2,413 sq.ft.	4	15	164

**Parking**

The proposed 5 three-story live/work units are detached and include a 253 square foot workspace on the ground floor. Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of Mesa West Bluffs Urban Plan for live/work units up to 2,000 square feet in area. To comply with the parking standards, the applicant is proposing ten garage spaces and five open parking spaces for a total of 15 spaces.

**DEVELOPMENT FLEXIBILITY IN URBAN PLANS**

The Urban Plans provide incentives for ownership housing by allowing deviations from development standards, subject to the approval of the Planning Commission. The applicant is requesting “development flexibility” from the Urban Plan standards.

**DEVIATION FROM DEVELOPMENT STANDARDS**

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. The applicant is proposing 5 detached live/work units for ownership consistent with the vision of

the urban plans. The final development plan requires approval by the Planning Commission and would require compliance with the following development standards. The project meets most development standards; however the following minor deviations would be applicable to the project; deviations from these standards would be subject to approval of the Planning Commission.

- Building setback along Wallace and the corner is 10 feet; the proposal includes a 5-foot setback along Unit 4 and 5-foot setback to the corner of Unit 1.
- The required setback adjacent to residential uses is 20 feet; 16 feet is proposed.
- The project meets the overall parking requirement; however, to comply with the requirements more open parking spaces should be provided instead of garage spaces (8 spaces required, 10 spaces provided).

Following is a summary of the merits of a proposed live/work project at this location:

1. Project meets objectives of the Mesa West Bluffs Urban Plan. The project includes urban housing in the form of townhouse live/work units. All units include an adequate (250 SF) ground floor office or work space that is attractive to professionals who operate from home and small service and retail uses with limited customer traffic, consultants, artist and designers, etc.
2. Project location is appropriate for the proposed land use. The project site is separated from other residential uses with a 16-foot setback (20 feet required); however, the separation allows for additional open space. The majority of the area affected by this reduced setback is adjacent to garage spaces for the apartment units at the rear and not living areas. The proposed locations for each of the units allows for storefront visibility for four of the five units along W. 19<sup>th</sup> Street and Wallace Avenue. The urban plans envisioned that a live/work development would be compatible with the commercial surrounding uses, with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The project will incorporate sound walls, and exterior wall assemblies that would reduce interior noise to acceptable levels.
3. Proposed Development is consistent with the objectives of the Zoning Code and Urban Plan. The proposed live/work development is consistent with the goals and policies of the General Plan and live/work development standards of the Mesa West Bluffs Urban Plans as referred to in the 19<sup>th</sup> West Urban Plan. The proposed development, with the noted deviations, generally meets the setback requirements and development standards.